

36 Lincoln Court, Wallis Square Farnborough, GU14 7GU



£260,000 Leasehold



- Third floor penthouse apartment
- Open plan kitchen/lounge/dining room
- Lifts to all floors
- Allocated parking space
- Views of Farnborough airport runway

- Two double bedrooms
- En suite to bedroom one
- Wraparound balcony
- Communal gardens
- No onward chain



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Summary

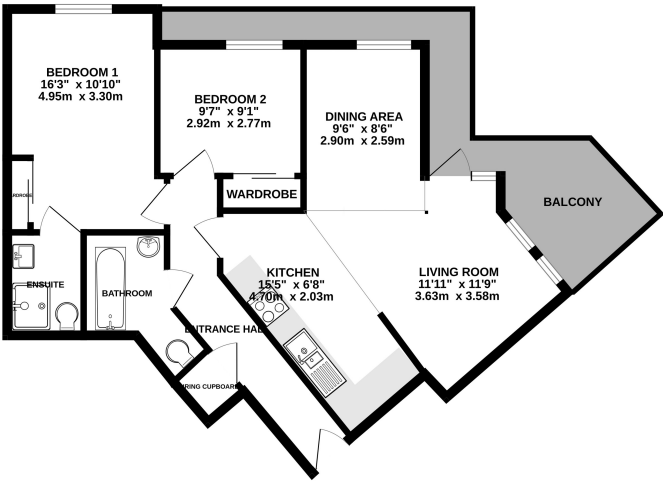
An immaculately presented two double bedroom third floor penthouse apartment. The property has a long hall with an airing cupboard, light and airy open plan kitchen/living/dining room, the kitchen having a built-in fridge/freezer, built-in washing machine, oven and induction hob with stainless steel extractor hood over. From the living area there is access to a wraparound balcony. The two double bedrooms have built-in wardrobes, bedroom one having an en suite shower room and there is a second bathroom. The property benefits from having sealed unit double glazing and Dimplex electric heating. Outside there is visitor and allocated parking and well kept communal grounds.

LOCATION: Farnborough town centre is within easy reach with ample shopping facilities including Asda and Sainsbury's supermarkets, together with a mainline railway station to Waterloo, and North Camp train station to Gatwick is also nearby. There are views from this property of Farnborough airport runway, and Frimley Park Hospital and the M3 motorway are within easy reach (approx. 3 miles distant).

EPC: D Council Tax band B: £1,721.09 p.a. (2025/26) Service Charge: £2,468.76 p.a. Ground Rent: £265.00 p.a. Lease: 125 years from 1 January 2008 (108 years left)

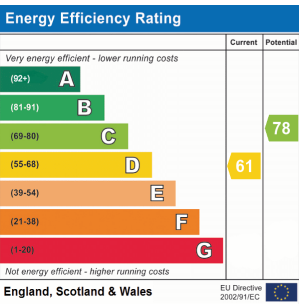


THIRD FLOOR



APARTMENT

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